

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-031
Date Received: 5/24/16
Application Accepted By: MM + TD Fee: 1800⁰⁰
Comments: Assigned to Michael Maret, 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4080 Cleveland Ave Zip 43224
Is this application being annexed into the City of Columbus ☐ Yes ☐ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address 010057932
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) ARLD - Apt. Res. Requested Zoning District(s) Insurance / Office C-2
Area Commission Area Commission or Civic Association: _____
Proposed Use or reason for rezoning request: Insurance and or office use
(continue on separate page if necessary)
Proposed Height District: 35 foot height district Acreage 0.33
[Columbus City Code Section 3309.14]

APPLICANT:

Name Ryan Esau & Kindra Esau
Address 12455 Kiousville Palestine Rd City/State Mt. Sterling / OH Zip 43143
Phone # 614-207-7909 Fax # _____ Email Ryguyscup@yahoo.com

PROPERTY OWNER(S):

Name Ryan Esau & Kindra Esau
Address 12455 Kiousville Palestine Rd City/State Mt. Sterling / OH Zip 43143
Phone # 614-207-7909 Fax # _____ Email Ryguyscup@yahoo.com
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Ryan Esau 3 Kindra Esau
of (1) MAILING ADDRESS 12455 Kiousville Palestine Rd Mt Sterling OH 43143

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 4080 Cleveland Ave Columbus OH 43224
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Ryan Esau 3 Kindra Esau
12455 Kiousville Palestine Rd
Mt Sterling OH 43143

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Ryan Esau 3 Kindra Esau
614-207-7909

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) The Northland Community Council
P.O. Box 297836
Columbus OH 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or
the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Ryan Esau

Subscribed to me in my presence and before me this 23rd day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

4-24-19

This Affidavit expires six months after date of notarization.



Brian J. Liff
Notary Public, State of Ohio
My Commission Expires 4/24/19

216-031

APPLICANT / PROPERTY OWNER

Ryan Esau
4080 Cleveland Ave
Columbus, OH 43224

AREA COMMISSION

The Northland Community Council
c/o Dave Paul
P.O. Box 297836
Columbus, OH 43229

SURROUNDING PROPERTY
OWNERS

Jeffrey A Edelstein
2428 Morse Ravine Dr
Columbus, OH 43224

Ronald A Hibbard
5715 Sinclair Rd
Columbus, OH 43229

Columbus Metropolitan Library BD of TRS
96 S Grant Ave
Columbus, Oh 43215

Corelogic Commercial
1 Corelogic Dr # 4-3-389
West Lake, TX 76262-510

Rebecca Lyon
4060 Cleveland Ave
Columbus, OH 43224

James Robert
4040 Cleveland Ave
Columbus, OH 43224

LINH Son Pagoda of OHIO
4045 Cleveland Ave
Columbus, OH 43224

LINH Son Pagoda of OHIO
4045 Cleveland Ave
Columbus, OH 43224

LINH Son Pagoda of OHIO
4045 Cleveland Ave
Columbus, OH 43224

Kenny Donald
470 Olde Worthington Rd
Westerville, OH 43082

Timber Trail Apartments LLC
4816 Breckville RD STE 2
Richfield, OH 44286

Edwards Pyauainde
4034 Cleveland Ave
Columbus, OH 43224

LINH NGUYEN
8002 Lombard Way
Dublin, OH 43016

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Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ryan Esau & Kindra Esau
of (COMPLETE ADDRESS) 1244 Kiousville Palestine Rd Mt. Sterling OH 43143
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>Ryan Esau & Kindra Esau</u> <u>12455 Kiousville Palestine Rd</u> <u>Mt Sterling OH 43143</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 23rd day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

4-24-19

This Project Disclosure Statement expires six months after date of notarization.



Brian J. Liff
Notary Public, State of Ohio
My Commission Expires 4/24/19

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EXHIBIT "A" (LEGAL DESCRIPTION)

216-031

Situated in the county of Franklin, in the state of Ohio, and in the City of Columbus, and being located in the Second Quarter, Township 1, Range 17, United States Military Lands, and being all of the Fred L. Bush tract of record in Deed Book 2598, page 354, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Cleveland Avenue at the southwesterly corner of the Fred L. Bush tract of record in Deed Book 2598, page 354; thence along the centerline of said Cleveland Avenue N. 0 deg. 12' W, 107.63 feet to a point; thence N. 89 deg. 48' E., 30.0 feet to a point; thence S. 76 deg. 17' 29" E., 56.66 feet to a point; thence N. 89 deg. 48' E., 93.44 feet to a point; thence S. 0 deg. 12' E., 120.00 feet to a point in the southerly line of the said Bush tract; thence along the southerly line of the said Bush tract and northerly line of the Fisher 3.75 acre tract N. 81 deg. 54' 48" W., 180.32 feet to the place of beginning containing 0.456 acres, more or less, and subject to all legal highways and/or easements of previous record.

EXCEPTING THEREFROM THE FOLLOWING: (PARCEL NUMBER 19WD)

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 2, Township 1 North Range 17 West, United State Military Lands, and being a part of a 0.456 acre tract lying on the east side of Cleveland Avenue conveyed to the Grantor by Deed of record in Official Record Volume 24699, Page E04, Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Commencing at the point of intersection of the centerline of Cleveland Avenue, and the centerline of Lehner Road, thence with the centerline of Cleveland Avenue, North 3 deg. 44' 00" East, a distance of 69.38 feet to a point, the Grantor's southwesterly property corner, and the POINT OF BEGINNING;

thence, continuing with the centerline of Cleveland Avenue, North 3 deg. 44' 00" East, a distance of 107.63 feet to a point, the Grantor's northwesterly property corner;

thence, leaving the centerline of Cleveland Avenue and the Grantor's northerly property line, South 86 deg. 16' 00" East, a distance of 30.00 feet to a point on the existing easterly right of way line of Cleveland Avenue;

thence, leaving the said right of way line and with the Grantor's northerly property line South 72 deg. 21' 29" East, a distance of 15.45 feet to a point on the proposed easterly right of way line of Cleveland Avenue;

thence, leaving the said northerly property line and with the proposed right of way line, South 3 deg. 44' 00" West, a distance of 110.47 feet to a point on the Grantor's southerly property line;

thence leaving the proposed right of way line and with the Grantor's southerly property line, North 77 deg. 58' 47" West, passing the existing right of way line at 15.16 feet, in all a distance of 45.48 feet to the POINT OF BEGINNING.

The above described tract contains 0.1139 acre, more or less, of which the present roadway occupies 0.0756 acres.

216-031

Bearings for the above description a derived from a GPS survey by the Franklin County Engineer originating on Franklin County monuments Frank 63 and Frank 64, and are based on the Ohio State Plane Coordinate System, South Zone, North American Datum of 1983.

The above description was prepared by Benatec Associates by Rodney K. Bennett, Ohio Registered Surveyor Number 6007.